

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.#: Co Special Permit #193, Prel. Plat #02006
Lakewood Hills Community Unit Plan

Date: May 15, 2002

NOTE: This is a combined staff report for related items. This report contains a single background and analysis section for all items. There are separate conditions for each individual application.

PROPOSAL: A Community Unit Plan and Preliminary Plat to create 5 lots and 2 outlots.

WAIVER REQUEST: Waivers of street trees, street lighting, landscape screens, sidewalks, block length and street frontage.

LAND AREA: 83.36 acres, more or less.

CONCLUSION: This plat generally conforms with the Comprehensive Plan and adopted Regulations. This is a unique area applying a unique solution.

<u>RECOMMENDATION:</u>	Conditional Approval of the Special Permit Conditional Approval of the Preliminary Plat
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GENERAL INFORMATION:

LEGAL DESCRIPTION: The West ½ of the NE 1/4 and Lot 3. I.T. (Also known as Lot 6 I.T.), located in Section 15, all in T12N, R7E, in the 6th P.M., Lancaster County, Nebraska.

LOCATION: N 84th and Agnew Road.

APPLICANT: Lyle Loth for
Ninette and Bob Lookabough
8101 Agnew Road
Ceresco, NE 68017
(402) 785-2255

OWNER: Robert E. Lookabough

CONTACT: Lyle Loth - ESP
601 Old Cheney Road
Lincoln, NE 68512
(402) 421-2500

EXISTING ZONING: AG Agricultural in the Lancaster County Jurisdiction.

EXISTING LAND USE: Agriculture/woodland habitat. Two houses on the 80 acres.

SURROUNDING LAND USE AND ZONING:

North: Agriculture, one house and a small farm cattle feeder operation, zoned AG

South: Agriculture, zoned AG

East: Agriculture, zoned AG. Cemetery ½ mile east.

West: Agriculture, zoned AG

ASSOCIATED APPLICATIONS: This request is for County Special Permit # 193 and Preliminary Plat #02006.

HISTORY: Changed from AA Rural and Public Use to AG Agricultural in the 1979 zoning update.

COMPREHENSIVE PLAN SPECIFICATIONS: The 1994 Comprehensive Plan shows this area as Agriculture. A cluster is permitted by special permit in the County AG district.

Language of the 1994 plan includes;

Goals

- *Assure that economic development is accomplished with respect for environmental quality.*
- *Provide for the monitoring and control of air, noise and visual pollution.*
- *Make preservation, protection and enhancement of our natural resources and open space an integral part of the current and long range planning and development processes.*
- *Provide for county-wide ecological planning.*
- *Increase urban and rural tree resources.*
- *Protect unique, rare, threatened or endangered plant and animal species in our community.*
- *Maintain, preserve and enhance native prairie, and re-establish native plants on eroded areas to halt soil degradation, provide economic gain and enhance the landscape.*
- *Preserve, conserve and expand the significant ecological resources and important historical sites that relate to the history and development of the community.*
-

- *Ensure the preservation and proper utilization of environmental resources (e.g., prime agricultural land, soils, water, clean air, absence of noise, native prairie and woods.)*
- *Respect the natural character of areas by incorporating natural features into new developments and adjacent existing projects.*

Strategies:

Implementation of the community's goals to preserve and enhance environmentally valuable resources must be balanced with the property rights of landowners.

The public should be informed and educated on the value of environmentally valuable resources including the zones of influence around these resources.

Incentives should be provided for landowners that will encourage preservation of environmentally valuable resources. Incentives to be considered include: a) fast-track plan approval; b) special density credits as in a CUP; c) infrastructure subsidies; d) acceleration of development rights, i.e., allow early development in phase 2 and 3 growth areas; e) allow contract zoning or transfer of development rights (TDR); f) establish wetland mitigation banks; g) receive technical help on how to preserve environmentally valuable resources; and h) conservation easements for tax incentives.

A special development process for environmentally valuable resources should be considered. In order to receive special benefits, landowners should develop acceptable subarea plans for environmentally valuable resources and the surrounding area of influence. Any owner of an environmentally valuable resource area could submit such a plan. Owners of highly valued wetlands should have an approved plan before development in the subarea can occur. (page 74)

UTILITIES: There is no public sewer available. This is not in a rural water district.

TOPOGRAPHY: Rolling land, draining to the northeast.

TRAFFIC ANALYSIS: This is served by Highway 77/N 56th street, a four lane facility. Agnew Road, N 70th and N 84th are gravel County Roads.

PUBLIC SERVICE: This is in the Ceresco Fire District (located about four miles northwest), and the Waverly School District #145. This is served by the Lancaster County Sheriff's Department.

REGIONAL ISSUES: Expansion of the acreage areas. Clustering to preserve environmental areas.

ENVIRONMENTAL CONCERNS: The Historic and Ecological resources survey shows no resources on this site. The soil rating on this land is 3.9 on a scale of 1 to 10 where 1 to 4 is

prime. This is prime ag land. There is floodplain on the northern portion of this parcel. There is a dam and lake on the site. This 80 acres has had substantial plantings of trees, shrubs and meadows over the years and now is more described as a habitat and nature preserve than agriculture.

AESTHETIC CONSIDERATIONS: n/a

ALTERNATIVE USES: Continued habitat or 4 dwellings on 20 + acre parcels.

ANALYSIS:

1. This request is for a Special Permit for a Community Unit Plan and a Preliminary Plat for 5 acreage residential lots and 2 outlots. Two gravel private driveways are proposed in lieu of a street.
2. Individual wells and individual sewage disposal are proposed. The lots are large enough for lagoons if percolation will not support a septic system. The water report indicates satisfactory water quantity and quality.
3. Outlot "B" is proposed to preserve a unique habitat area. Provisions need to be made to preserve the area through a conservation easement and the owners of the five lots must be granted access and use of the property. Outlot "A" is shown for potential sale to the adjoining residential lot that is not a part of the Community Unit Plan. Outlot 'A' should either be removed, which would increase density and require the reduction of one lot, or preserved in it's habitat use with full access by the residents of the Community Unit Plan.
4. This request is in general conformance with the Comprehensive Plan.
5. The applicant is requesting waivers to street lighting, street trees, landscape screens, and sidewalks, These waivers are consistent with the rural nature of the subdivision and the provisions of the County regulations. The area is not to be annexed by the city at this time. The existing dam, habitat and proposed acreages do provide storm water detention equivalent to the Lincoln standards.
6. The applicant is requesting a waiver of the block length along the north, south, east and west of the plat. The waiver is reasonable considering the nature and use of the land for native habitat, existing dam and floodplain and topography.
7. The applicant is requesting a waiver to the street frontage requirement. Under the Community Unit Plan, the created lots can be approved with no direct frontage to a public street, but with access via a private common driveway. The applicant is requesting this approach to reduce impact to the mature habitat on the site.

8. The density calculations for the project are as follows;

83.36 acres @ 20 acres per dwelling =	4.168 dwellings
X 1.20 for the bonus =	5.001 dwellings permitted
Requested	5 units

9. The County Engineers letter of March 25, 2002 notes the following;

- 1) No grading or drainage plans were provided.
- 2) The private driveway will never be accepted by Lancaster County for maintenance, and this shall be noted on the Preliminary and Final Plats.
- 3) The "General Notes" indicate items related to the road construction that do not apply to a private driveway.
- 4) The private driveway should be improved to provide for two lane traffic, and culverts to pass a 10-year storm.

10. Norris Public Power is requesting easements be shown.

11. The Health Department notes water is satisfactory. Soil types may dictate alternative waste disposal systems.

12. The applicant is requesting a 20% bonus for protection of the natural habitat.

13. The general purpose of the Community Unit Plan, Article 14, "is to permit and to encourage the creative design of new living areas....". This is a unique area applying a unique and sensitive development solution.

CONDITIONS FOR SPECIAL PERMIT #193:

Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department office and the plans are found to be acceptable, the application will be scheduled on the County Board's agenda: (NOTE: These documents and plans are required by resolution/ordinance or design standards.)
 - 1.1 Make the corrections requested by the County Engineer in his letter of March 25, 2002.

- 1) No grading or drainage plans were provided.
 - 2) The private driveway will never be accepted by Lancaster County for maintenance, and this shall be noted on the Preliminary and Final Plats.
 - 3) The "General Notes" indicate items related to the road construction that do not apply to a private driveway.
 - 4) The private driveway should be improved to provide for two lane traffic, and culverts to pass a 10-year storm.
- 1.2 Revise Note #4 to include all requested waivers, including block length and frontage.
 - 1.3 Remove notes # 6,7,8,10 and 11.
 - 1.4 Revise the approval block of the Planning Commission to include the special permit.
 - 1.5 Revise the approval block of the County Board to reflect the special permit and remove the preliminary plat.
 - 1.6 Call out and identify the private drive.
 - 1.7 Show the easements requested by Norris Public Power.
 - 1.8 Show the dam.
 - 1.9 Show the 100 year flood pool of the dam impoundment.
 - 1.10 Show the 100 year flood plain.
 - 1.11 Show the recreation area by the lake.
 - 1.12 Note the future uses of Outlot 'A' and 'B' as habitat preservation with a conservation easement.
 - 1.13 Add a note reflecting resident access to the outlots.
 - 1.14 Show the construction/emergency access road and the low water crossing.
 - 1.15 Show the tree masses and prairie to be retained and a list of the common name of the trees and grasses within the masses.

- 1.16 Show the locations and direction of flow of the water courses.
 - 1.17 Show a drainage study and culvert sizes to the satisfaction of the County Engineer.
 - 1.18 List the setbacks in Note # 12 and remove the reference to AGR.
2. This approval permits five (5) single family lots and two outlots for habitat preservation.

General:

3. Before receiving building permits:
- 3.1 The permittee is to submit a revised site plan and the plan is found to be acceptable.
 - 3.2 The permittee is to submit six prints and a permanent reproducible final site plan as approved by the County Board.
 - 3.3 The construction plans are to comply with the approved plans.
 - 3.4 The final plat(s) is/are approved by the County Board.
 - 3.5 The required easements as shown on the site plan are recorded with the Register of Deeds.
 - 3.6. The County Board approves associated requests:
 - 3.6.1 Lakewood Hills Preliminary Plat #02006.
 - 3.6.2 A waiver to the sidewalk, street paving, street lights, storm water detention, landscape screen, and street tree requirements since the area is of larger lots, a rural nature and the subdivision will not be annexed.
 - 3.6.3 A waiver to the frontage requirements to allow for the use of a private driveway in leu of a street. In order to allow the design to minimize impact on a mature habitat area.
 - 3.6.4 A modification to the requirements of the land subdivision resolution to permit a block length in excess of 1320' along the north, south, east and west perimeter of this subdivision.

3.7 The County Engineer has approved:

3.7.1 An agreement for street maintenance.

STANDARD CONDITIONS:

4. The following conditions are applicable to all requests:

- 4.1 Before occupying this Community Unit Plan all development and construction is to comply with the approved plans.
- 4.2 Before occupying this Community Unit Plan, City/County Health Department is to approve the water and waste water systems.
- 4.3 All privately-owned improvements, including the dam, private drive, street lighting, landscaping and recreational facilities, are to be permanently maintained by the owner or an appropriately established homeowners association approved by the County Attorney.
- 4.4 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
- 4.5 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
- 4.6 The County Clerk is to file a copy of the resolution approving the permit and the letter of acceptance with the Register of Deeds. The Permittee is to pay the recording fee.

CONDITIONS FOR PRELIMINARY PLAT #02006:

Site Specific:

- 1. After the subdivider completes the following instructions and submits the documents and plans to the Planning Department office, the preliminary plat will be scheduled on the County Board agenda: (NOTE: These documents and plans are required by ordinance/resolution or design standards.)
 - 1.1 Make the corrections requested by the County Engineer in his letter of March 25, 2002.

- 1) No grading or drainage plans were provided.
 - 2) The private driveway will never be accepted by Lancaster County for maintenance, and this shall be noted on the Preliminary and Final Plats.
 - 3) The "General Notes" indicate items related to the road construction that do not apply to a private driveway.
 - 4) The private driveway should be improved to provide for two lane traffic, and culverts to pass a 10-year storm.
- 1.2 Revise Note #4 to include all requested waivers, including block length and frontage.
 - 1.3 Remove notes # 6,7,8,10 and 11.
 - 1.4 Revise the approval block of the Planning Commission to include the special permit.
 - 1.5 Revise the approval block of the County Board to reflect the special permit and remove the preliminary plat.
 - 1.6 Call out and identify the private drive.
 - 1.7 Show the easements requested by Norris Public Power.
 - 1.8 Show the dam.
 - 1.9 Show the 100 year flood pool of the dam impoundment.
 - 1.10 Show the 100 year flood plain.
 - 1.11 Show the recreation area by the lake.
 - 1.12 Note the future uses of Outlot 'A' and 'B' as habitat preservation with a conservation easement.
 - 1.13 Add a note reflecting resident access to the outlots.
 - 1.14 Show the construction/emergency access road and the low water crossing.
 - 1.15 Show the tree masses and prairie to be retained and a list of the common name of the trees and grasses within the masses.

- 1.16 Show the locations and direction of flow of the water courses.
 - 1.17 Show a drainage study and culvert sizes to the satisfaction of the County Engineer.
 - 1.18 List the setbacks in Note # 12 and remove the reference to AGR.
2. The County Board approves associated requests:
- 2.1 Special Permit # 193 for the Community Unit Plan.
 - 2.2 A waiver to the sidewalk, street paving, street lights, landscape screen, and street tree requirements since the area is of larger lots, a rural nature and the subdivision will not be annexed.
 - 2.3 A waiver to frontage.
 - 2.3 A modification to the requirements of the land subdivision ordinance to permit a block length in excess of 1320' along the east, west, north and south perimeter of this subdivision.

General:

3. Final Plats will be scheduled on the Planning Commission agenda after:
- 3.1 Streets, street trees, water facilities, drainage facilities, temporary turnarounds and barricades, and street name signs have been completed.
 - 3.2 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
 - 3.2.1 To submit to the County Engineer an erosion control plan.
 - 3.2.2 To protect the remaining trees on the site during construction and development.
 - 3.2.3 To submit to lot buyers and home builders a copy of the soil analysis and ground water report information.
 - 3.2.4 To complete the private improvements shown on the preliminary plat.

- 3.2.5 To maintain the outlots and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the County Attorney and filed of record with the Register of Deeds.
- 3.2.6 To relinquish the right of direct vehicular access to Agnew Road except for the two access points shown.
- 3.2.7 To maintain private drive until an association specifically accepts the maintenance. The County Board will not accept maintenance of a private drive.
- 3.2.8 To comply with the provisions of the Land Subdivision Resolution regarding land preparation.

Prepared by:

Michael V. DeKalb AICP
Planner

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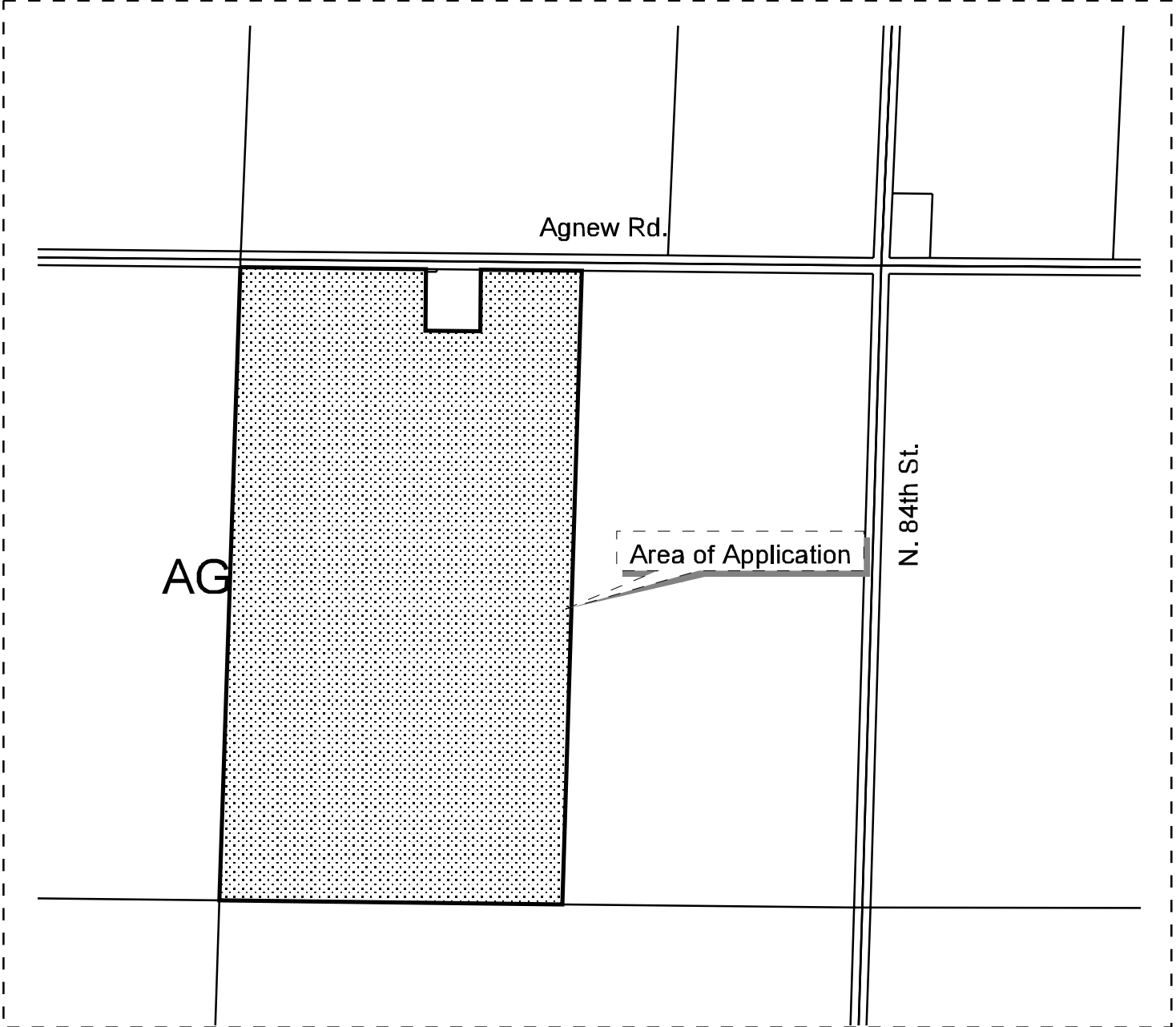


**Preliminary Plat #02006
Lakewood Hills
S. 81st & Agnew Rd.**



Photograph Date: 1993

Lincoln City - Lancaster County Planning Dept.

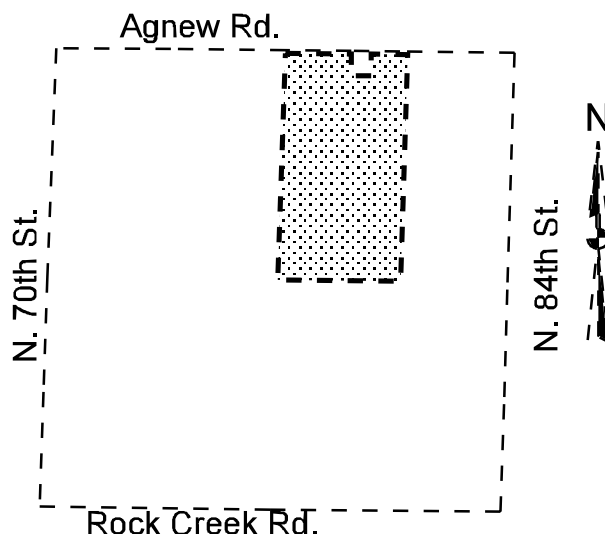
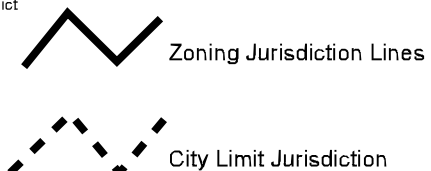


County Preliminary Plat #02006
County Special Permit #193
Lakewood Hills
S. 81st & Agnew Rd.

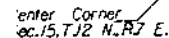
Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile
 Sec. 15 T12N R7E



PRELIMINARY PLAT AND COMMUNITY UNIT PLAN



LAKEWOOD HILLS

PRELIMINARY PLAT AND COMMUNITY UNIT PLAN

GENERAL NOTES

1. Direct vehicular access to Agnew Road is hereby relinquished except at the two Private Driveway locations.
2. All lots shall be served by private wells.
3. Sewage treatment shall be provided by individual lot owners. Lagoons may be allowed and will not be prohibited by covenants. Due to soil types and slopes, lagoons or professionally engineered waste disposal may be required.
4. Waivers are requested as follows:
 - a. Ornamental lighting.
 - b. Sidewalks.
 - c. Street Trees.
 - d. Landscape Screens.
 - e. Stormwater Detention.
5. The contours shown are survey verified NSVD 29 elevations. One-half foot must be added to reflect NAVD 88 elevations. The County Surveyor has determined that this meets the NAVD 88 requirements within the acceptable margin of error.
6. Grading shall extend around all temporary turnarounds and cul-de-sacs. All existing drives shall be removed.
7. All culverts shall have a flared end section or headwall on the inlet and outlet ends.
9. Permanent easements shall be dedicated for those culverts which extend beyond the right-of-way line.
3. Utility easements as required Norris Public Power will be provided.
10. All dimensions along curves shall be chord distances.
11. All interior intersection radii shall be 30 feet.
12. Setbacks shall conform to the AGR Zoning District.

3. Future Lot Owners: Be advised that this subdivision is in a rural area surrounded by farm activities and that normal and customary farming operations are not a nuisance.

LEGAL DESCRIPTION: W 1/2 NE 1/4 & Lot 3, 1.T., Section 15, T12N., R7E. of the 6th P.M., Lancaster County, Nebraska.

OWNER: Ninette and Bob Lookabaugh
8101 Agnew Road
Ceresco, NE 68017
(402) 785-2255

ENGINEER & SURVEYOR: ESP
601 Old Cheney Road, Suite 'A'
Lincoln, NE 68512
(402) 421-2500

ZONING: AG
5 Lots
83.36 Acres

DENSITY CALCULATIONS: Gross Area 83.36 Acres
83.36 Acres ÷ 20 Acres/D.U. = 4.17
4.17 x 1.20 (Bonus) = 5.0 D.U.'s

DATE PREPARED: March, 2002

APPROVAL

The foregoing plat was approved by the Lincoln City - Lancaster County Planning Commission on this _____ day of _____, 2002.

TEST: _____
CHAIR

APPROVAL

The foregoing plat was approved by the Lancaster County Board of Commissioners on this _____ day of _____, 2002. By Resolution No. _____

N. 70TH ST.

COUNTY ROAD #426 N 90°00'00"E 1400.97'

N 01719° E 262834

S 073.37 W 263241

Not
to
Scale

N 89°51'04" W 1403.73'

Page 2 of 2



ENGINEERING-SURVEYING-PLANNING

File No. 00-0380
March 14, 2002

Mike Dekalb
Planning Department
555 So. 10th St.
Lincoln, NE 68508

LYLE L. LOTH, P.E./L.S.

Suite A - 601 Old Cheney Road
Lincoln, NE 68512

Phone (402) 421-2500
Fax (402) 421-7096

Re: Lakewood Hills Preliminary Plat and Community Unit Plan

Dear Mike,

On behalf of Bob and Ninnette Lookabough, we submit herewith 20 copies of the referenced Preliminary Plat and Community Unit Plan.

We have requested an Ownership Certificate and will submit it to you as soon as we receive it.

The Lookaboughs have informed us that there are 3 wells on the property, and that they have drillers logs and water test results to confirm that there is an adequate supply of potable water to serve the 4 additional homes in this project. Unfortunately, they are out of the country until the end of the month and we cannot submit these logs and reports until they return.

We have contacted Ron Marquardt of the Lincoln/Lancaster County Health Department and he indicated that he would be collecting water samples for analyses from the Lookabough well(s) as the standard procedure for reviewing proposed plats.

The FEMA Flood Plain maps show a small, unnamed drainage channel passing through the property from the southwest to the northeast. The map indicates that there is a narrow strip of unnumbered "A" Zone (100 Year Unstudied Flood Plain). Presently the Private Drive along the eastern portion of the site is an existing driveway as far as the existing (Lookabough) home on Lot 2. At the crossing of this driveway and the drainage channel, a flatbed railroad car has been installed to function as a bridge. We anticipate that the western Private Driveway would be extended to provide a secondary access to each of the 5 proposed lots. We would construct a "low-water" crossing of the discharge channel, and this access could then function as a "construction" access initially and then an emergency secondary access for the long term.

Thank you for your assistance in processing this plat.

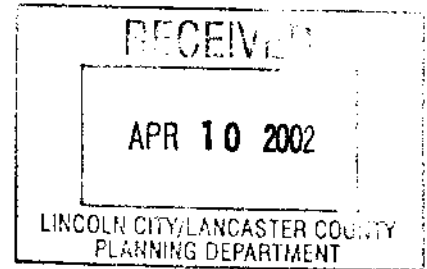
E-S-P

Engineering-Surveying-Planning

A handwritten signature in cursive script that reads 'Lyle L. Loth'. The signature is written in black ink and is positioned below the company name.

**Lyle L. Loth
For the Firm**

April 8, 2002



**Greg Schwinn, Chairman
Planning Commission
C/O Lincoln-Lancaster County Planning Department
555 South 10th St.
Lincoln, NE 68508**

Dear Chairman Schwinn:

As owners of a 75-acre parcel contiguous with the east property line of an 83-acre parcel on the Agnew Road owned by Robert E. Lookabaugh, we would like to support his application for a Community Unit Plan.

We hope that the Planning Commission and the Board of Commissioners will approve this CUP application, and will help Lookabaugh minimize his costs and time to conclude this procedure, as well as the financial burden involving the regulatory agencies, ultimately passed along to us taxpayers.

Sincerely,

A handwritten signature in cursive script, appearing to read "John J. Tvrdy".

John J. Tvrdy

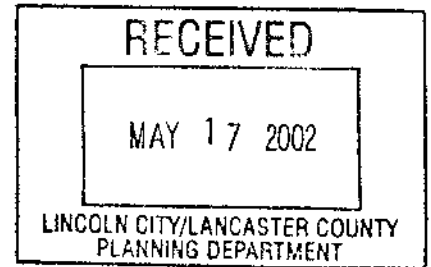
Phone 786-3289

A handwritten signature in cursive script, appearing to read "June Tvrdy".

June Tvrdy

CC: Bob Workman, Chairman, Lancaster County Board of Commissioners

May 7, 2002



Greg Schwinn, Planning Commission Chairman
Lincoln-Lancaster County Planning Department
555 South 10th St.
Lincoln, NE 68508

Dear Mr. Schwinn:

Our home and acreage are surrounded on three sides by the Robert E. Lookabaugh property on the Agnew road in northern Lancaster County. We favor prompt approval of the Lookabaugh Community Unit Plan proposal submitted by Lookabaugh. *

Anything you can do to support approval of the Lookabaugh Community Unit Plan application will be appreciated.

Sincerely,

A handwritten signature in cursive script, appearing to read "Danny R. Moore".

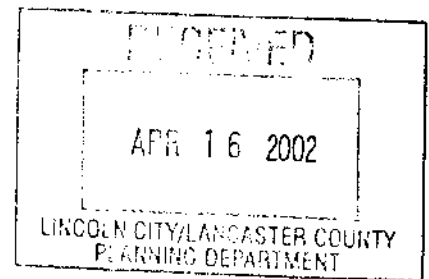
Danny R. Moore
7901 Agnew Road
Phone 785-2333

A handwritten signature in cursive script, appearing to read "Jayme J. Moore".

Jayme J. Moore

Copy to Bob Workman, Chairman of Lancaster County Commissioners

* favor community unit plan under
consideration as of May 7, 2002.



April 13, 2002

**Greg Schwinn, Planning Commission Chairman
Lincoln-Lancaster County Planning Department
555 South 10th St.
Lincoln, NE 68508**

Dear Mr. Schwinn:

Our home and farm are on Agnew Road, within a few hundred yards of land owned by Robert E. Lookabaugh. We have lived on this property and farmed it for more than 40 years. Lookabaugh has applied for a Community Unit Plan, and we favor passage of this application.

We hope the county officials can lessen the cost burden of approving this plan for our neighbor. In our view, this process is too time consuming and complex.

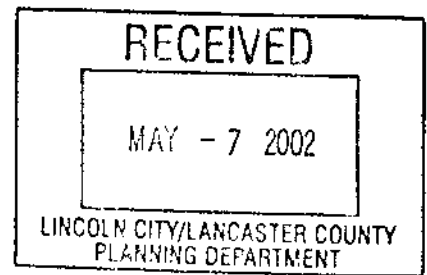
Thank you for your consideration.

Sincerely,

**Clarence Spader
7500 Agnew Road
785-7155**

Lucille Spader

CC: Bob Workman, Chairman, County Commissioners



April 22, 2002

**Greg Schwinn, Planning Commission Chairman
Lincoln-Lancaster County Planning Department
555 South 10th St.
Lincoln, NE 68508**

Dear Mr. Schwinn:

My neighbor Robert E. Lookabaugh has applied for a Community Unit Plan for his property. My farm and home are within a few hundred yards of the North boundary of the Lookabaugh property.

Along with 3 of my other neighbors who have already sent a similar message, I hope you will approve this Community Unit Plan application.

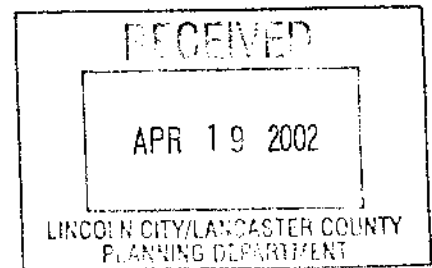
I will appreciate your support of the Lookabaugh application. Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Alan Hansen".

**Alan Hansen
21205 N. 84th St.
Phone 785-7165**

Copy to Bob Workman, Chairman of County Commissioners



April 18, 2002

**Greg Schwinn, Planning Commission Chairman
Lincoln-Lancaster County Planning Department
555 South 10th St.
Lincoln, NE 68508**

Dear Mr. Schwinn:

I own a parcel of land bordering the entire west boundary of the Robert E. Lookabaugh property on the Agnew road in northern Lancaster County. I have lived here for more than 35 years. Lookabaugh has applied for a Community Unit Plan for his property.

Your support and prompt approval of the Lookabaugh Community Unit Plan application will be appreciated.

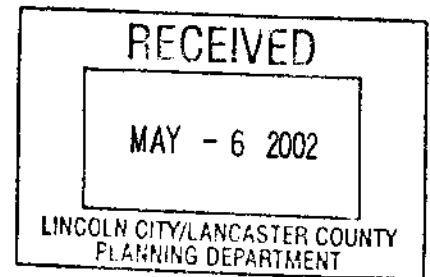
Sincerely,

Donna B. Bergman

**Donna Bergman
7605 Agnew Road
Phone 785-5635**

Copy to Bob Workman, Chairman of County Commissioners

May 3, 2002



**Greg Schwinn, Planning Commission Chairman
Lincoln-Lancaster County Planning Department
555 South 10th St.
Lincoln, NE 68508**

Dear Mr. Schwinn:

Our home is on a parcel of land approximately ½ mile from the Robert E. Lookabaugh property on the Agnew road in northern Lancaster County. We have seen the Lookabaugh Community Unit Plan layout for his property, and favor prompt approval.

Your support and rapid approval of the Lookabaugh Community Unit Plan application will be appreciated.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script, appearing to read "Patrick G. Tvrdy".

**Patrick G. Tvrdy
21801 N. 84th St.**

A handwritten signature in cursive script, appearing to read "Diane L. Tvrdy".

Diane L. Tvrdy

Copy to Bob Workman, Chairman of County Commissioners



Lancaster

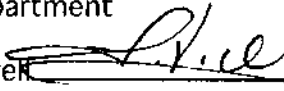
County

Engineering

Department

DON R. THOMAS - COUNTY ENGINEER

DEPUTY- LARRY V. WORRELL
COUNTY SURVEYOR

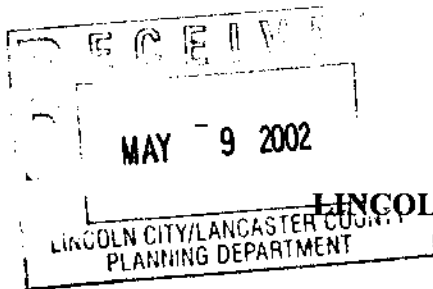
DATE: March 25, 2002
TO: Mike DeKalb
Planning Department
FROM: Larry V. Worrell 
County Surveyor
SUBJECT: LAKEWOOD HILLS PRELIMINARY PLAT

This office has reviewed subject development and would offer the following comments:

- 1) NO Grading or Drainage Plans were provided.
- 2) The private driveway will never be accepted by Lancaster County for maintenance, and this shall be noted on the Preliminary and Final Plats.
- 3) The "General Notes" indicate items related to the road construction that do not apply to a private driveway.
- 4) The private driveway should be improved to provide for two-lane traffic, and culverts to pass a 10-year storm.

MAR 26 2002

LVW/DP/cm
SUBDIV.WK/Lakewood Hills Prel Plat.Mem



**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION**

TO: Mike DeKalb

DATE: May 8, 2002

DEPARTMENT: Planning

FROM: Chris Schroeder
Leon Marquart

ATTENTION:

DEPARTMENT: Health

CARBONS TO: Bruce Dart, Director
EH File
EH Administration

SUBJECT: LakeWood Hills
SP #192 PP #02006

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed and made an on-site visit of this plat. The Conservation and Survey Division has submitted a satisfactory water quantity and quality report.

Water Supply

Lot 2 A private water well supplies the home on this plat. Well construction appears to be satisfactory. Bacterial and nitrate water samples meet the requirements of a satisfactory drinking water supply. Nitrate nitrogen is 5 ppm which is below the 10 ppm limit.

Wastewater Treatment

Wastewater treatment is an onsite septic system for the existing home on lot #2 of this plat. All lots meet the three acre minimum lot size requirement and appear to be satisfactory for on-site wastewater treatment system construction.

Topography and Soil Type

Lot #1 Sharpsburg silty clay loam, Nodaway silt loam, and Shelby clay loam are present on this lot. Sharpsburg soil may not yield an acceptable percolation rate for a standard septic system. If these soils have failing percolation rates, an alternative non-standard wastewater treatment system may be required. Slope on this lot may limit sewage lagoon construction. Nodaway silt loam is not suitable for absorption drainfields or lagoons because of flooding. Shelby clay loam has slow permeability.

Lot #2 In addition to Sharpsburg, Nodaway, and Shelby, Burchard clay loam is present on this lot. Absorption drainfields are not well suited to Burchard clay loam because of failing percolation rates. Sharpsburg, Nodaway, and Shelby soil types are described in Lot #1.

Lot #3 Sharpsburg, Nodaway, Shelby, and Burchard soils are present on this lot. These soil types are described in Lots #1 and #2.

Lot #4 Sharpsburg, and Shelby soils are present on this lot. These soil types are described in Lot #1.

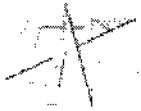
Lot #5 Sharpsburg soil is present on this lot and is described in Lot #1.

Erosion Control

During construction, best management practices should be used to minimize storm water runoff, especially soil erosion prevention methods. LLCHD recommends that the developer contact the Lower Platte South Natural Resources District for technical and potential financial assistance to minimize storm water pollution.

During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of ground cover will also be incorporated as necessary.

Provisions should be made for retaining as much tree mass as possible. Alternately, the applicant will need to plan for disposal of tree waste by burying on site, grinding, offering for firewood or hauling to the landfill. Permits for open burning of tree waste within the city limits will not be approved and applications for burning within the 3-mile zone are unlikely to be approved.



Dennis L Roth

To: Michael V Dekalb/Notes@Notes

03/17/2002 07:54
AM

cc:
Subject: re: Lakewood Hills

PROJ NAME: Lakewood Hills
PROJ NMBR: CO, SP192, Preliminary Plat #02006
PROJ DATE: 03/13/02
PLANNER: Mike

Finding NO duplicate/similar names in our geobase for the street name proposed in this project. In fact, the roadways on this project are labeled as driveways and should have no significant impact on emergency responders unless the applicant decides to apply for street names.

Dennis "denny" Roth, ESD II/CAD Admin
Emergency Communications 9-1-1 Center

Streets: none



AREA 2
SERVICE CENTER

R.R. 1 BOX 56
ROCA, NEBRASKA 68430
402/423-3855
FAX 402/423-8090

MAR 20 2002



March 18, 2002

Mike Dekalb, Project Planner
555 S. 10th, # 213
Lincoln, NE 68510

RE: Lakewood Hills

Dear Mike,

I have reviewed the subject plat, and marked easements in red. I have proposed 10' on the west side of the driveway down to the property line between lot 4 and lot 5.

Thanks for your cooperation.

Sincerely,

Rick Volmer, Construction Superintendent, Area 2